

# 443 W. Overlook Mountain



Welcome to Elliott Ranch, Northern Hays County's most beautiful gated community.

Located just 14 miles southwest of downtown Austin, Elliott Ranch with 547 acres of tree covered rolling hills is Northern Hays County's premier gated community. This scenic and secluded sanctuary has been carefully designed for the protection of its natural beauty and the privacy of its homeowners. Tucked away from major roads, this exclusive community offers exceptional amenities: gated entrances, huge estate size lots, spectacular views, private 81 acre wooded greenbelt, privacy and serenity, public water system with fire hydrants for safety and lower insurance rates and excellent schools.

Elliott Ranch offers a peaceful lifestyle away from high density subdivisions and traffic yet only 20 to 30 minutes from downtown Austin. Little Bear Creek crosses the northwest corner of this private community providing a protected environment where homeowners may enjoy the wonders of nature while preserving the natural beauty of this ranch so close to Austin.

An open air pavilion and a children's playscape have been built on the pocket park in Elliott Ranch, Phase 4. The new \$5,800,000 YMCA opened in April 2007. The 30,000 square foot building includes 2 indoor swimming pools, a sauna, a fitness center, basketball court, multipurpose rooms and a child care facility. The YMCA also features an outdoor play pool and a covered pavilion. The YMCA is part of the new sportsplex park near the northwest corner of FM 1626 and RM 967 not far from Elliott Ranch.



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- Heated pool with swim trainer & spa
- 500 Sqft. tiled and covered patio overlooking the pool
- Out door speaker system on patio from media room
- 800 Sqft. of cool decking surrounds the pool area
- 150 Sqft. Tiled front porch
- Well landscaped & fully sprinklered front & back lawn
- 3500 Sqft. Of top quality travertine tile through out house
- Grand foyer with rotunda
- Media room comes equipped with a 92" screen and over head projector with a 7.1 speaker system
- Cat 5 wiring through out house
- Security system
- Kitchen office & computer center
- Gourmet kitchen with granite kitchen counters, large Island, stainless appliances & gas cooking
- Double ovens
- Butler's serving pantry with wine rack
- Large pantry, wine cooler & ice maker
- High coffered ceilings and decorator colors